



3 Heol Banc Y Felin, Bryngwyn Village, Gorseinon, Swansea, SA4 4QJ

Offers Over £200,000

On the popular Bryngwyn Village development in Gorseinon, this spacious townhouse offers a delightful family home spread over three well designed floors, encompassing 1,206 square feet of living space. The property features four generously sized bedrooms and two bathrooms, making it ideal for families seeking comfort and convenience. Upon entering, you are greeted by the entrance hall that leads to a practical ground floor layout. Here, you will find a well-appointed kitchen a bright lounge/dining room and a conservatory that opens up to a low maintenance rear garden, perfect for outdoor relaxation or entertaining. A convenient WC is also located on this level. The first floor hosts two double bedrooms, including a master suite complete with an en-suite bathroom, ensuring privacy and comfort. The second floor features an additional two bedrooms and a family bathroom, providing ample space for family members or guests. The property benefits from allocated parking at the rear, adding to the ease of living in this vibrant community. Gorseinon itself boasts a variety of daily amenities and local schools, making it an excellent choice for families. For those who enjoy the outdoors, the stunning coastal walks of Loughor and the Llanelli coastline are just a short drive away. Additionally, the M4 corridor is conveniently close, making commuting a breeze. With its spacious layout and proximity to local conveniences, it is sure to appeal to a wide range of buyers.

The Accommodation Comprises

Ground Floor

Entrance Hall



Entered via door to front, radiator, staircase to first floor.

WC

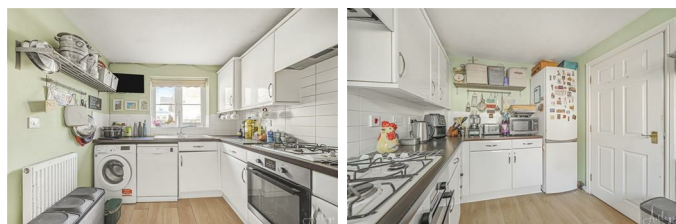


Two piece suite wash hand basin and WC. Half tiled walls, tiled flooring, heated towel rail, frosted double glazed window to front.

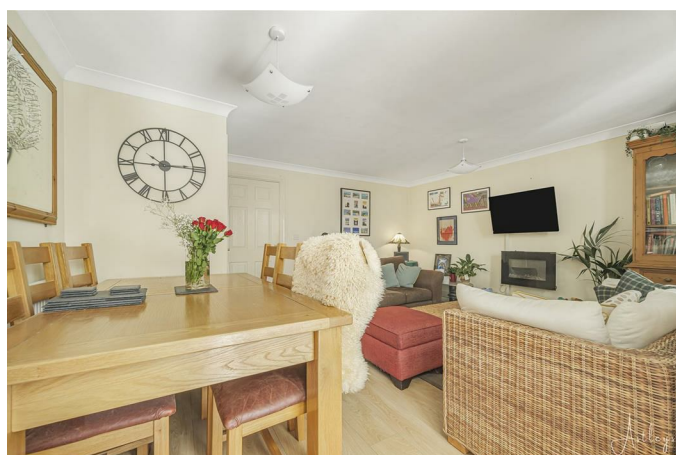
Kitchen 11'2" x 8'1" (3.40m x 2.47m)



Fitted with a range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink, Tiled splash backs, built-in electric oven and gas hob with extractor fan over, space for fridge/freezer, dishwasher and washing machine, laminate flooring, radiator, double glazed window to front.



Lounge/Dining Room 13'9" x 6'7" (4.18m x 2.00m)



Featuring a double glazed window to the rear and a

wall-mounted electric fire providing a cosy focal point. Finished with laminate flooring and two radiators. Additional features include an understairs storage cupboard and double glazed double doors that open into the conservatory, allowing natural light to flow through the space.



Conservatory



Leading directly from the lounge, this light-filled conservatory offers a wonderful additional living space. Constructed with double glazing and set on a dwarf wall, it features windows to the side and rear, allowing plenty of natural light to flood in. An electric radiator ensures comfort throughout the seasons, while double glazed double doors open out to the rear garden, perfect for relaxing, entertaining, or enjoying a seamless flow between indoors and outdoors.

First Floor

Landing

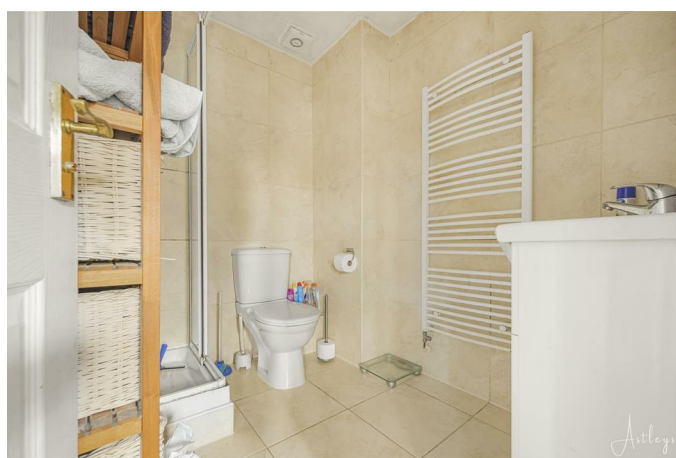
Staircase to second floor, storage cupboard, radiator.

Master Bedroom 8'11" x 15'6" (2.73m x 4.73m)



Two double glazed windows to rear, built-in wardrobes, two radiators, door to en-suite.

En-suite Shower Room



Fitted with three piece suite comprising shower, wash hand basin and WC. Tiled walls and flooring, heated towel rail.

Bedroom 2 9'0" x 15'6" (2.75m x 4.73m)

Two double glazed windows to front, built-in wardrobes, radiator.

Second Floor

Landing

Storage cupboard, radiator.

Bedroom 3 8'9" x 15'6" (2.66m x 4.73m)

Two double glazed windows to rear, two radiators.

Bedroom 4 9'0" x 15'6" (2.75m x 4.73m)

Two double glazed windows to front, built-in wardrobes, radiator.

Bathroom



Fitted with three piece suite comprising bath with shower over, wash hand basin and WC. Tiled splashbacks, radiator.

External



To the front of the property is a small courtyard.

The rear garden is enclosed and designed for easy upkeep, featuring a combination of paved and gravelled areas, ideal for outdoor seating or entertaining. Rear access leads directly to the allocated parking space, providing added convenience.

Rear Garden



Rear Parking



Aerial Images



Agents Note

Tenure - Freehold

Council Tax Band - D

Services - Mains electric. Mains sewerage. Mains Gas. Water Meter

Mobile coverage -EE Vodafone Three O2
Broadband - Basic 15 Mbps Superfast 80 Mbps Ultrafast
10000 Mbps
Satellite / Fibre TV Availability - BT Sky

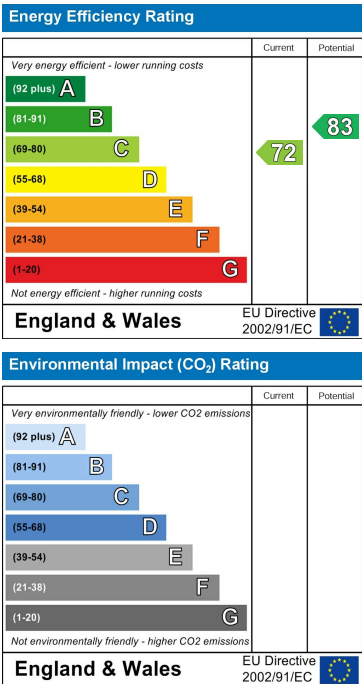
Floor Plan



Area Map



Energy Efficiency Graph



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